



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Approving Staff Recommendations for 1993-94 Community Development Block Grant (CDBG) Allocation

MEETING DATE: April 21, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt the projected use of funds for the FY 1993-94 CDBG Program.

BACKGROUND INFORMATION: The City will receive \$499,455 from the Federal government under the CDBG Program for the 93-94 fiscal year. Staff is recommending approval of the following:

Administration

Funding in the amount of \$25,162.40 is being proposed since it has been estimated that about half of the assigned staff person's time is devoted to program administration duties. Expenditures include salary, materials, travel, etc.

A request has been received from the East Side Task Force to enable them to assist with blight eradication efforts on Lodi's east side. This local community based group is requesting \$5,000 to help fund their efforts to attack blighted conditions which persist on the east side of Lodi. The funding for this group would be rolled into the Administration budget and would be used primarily for supplies, printing costs, mailing costs, etc.

Housing Rehabilitation

It is being proposed to allocate \$200,000 to this program for this year. This ongoing program rehabilitates owner-occupied structures anywhere in the City on the basis of income. Any homeowner can qualify if he/she meets the income requirements. Interest in and demand for the program has steadily increased each year.

Dial-a-Ride Transportation

It is being proposed to allocate \$5,000 to this program again this year. Through this program, discount ride tickets are distributed by Lodi's Community Service Center to enable senior citizens and other low income individuals to use Dial-a-Ride transportation. Demand for these tickets is expected to continue.

APPROVED: _____

THOMAS A. PETERSON
City Manager



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Consider Approving Staff Recommendation for 1993-94 CDBG Allocation
April 21, 1993
Page 2

Lawrence Park Restroom Replacement; Americans with Disabilities Act (ADA) Compliance

An allocation of \$44,090.12 is being proposed for a Parks project to replace the restroom structure at Lawrence Park with a new prefabricated building. The new bathroom facility would be handicap accessible.

Emerson Park Restroom Replacement; ADA Compliance

An allocation of \$56,175.93 is being proposed for a Parks project to replace the restroom structure at Emerson Park with a new prefabricated building. The new bathroom facility would be handicap accessible.

Curb Ramps for Public Streets; ADA Compliance

It is being proposed to fund the replacement of some of the City's curbs with curb ramps in the amount of \$79,867.55. The program would install wheelchair access ramps at several sites identified by the Public Works Department as having received a lot of complaints.

San Joaquin Community Housing Resource Board (CHRB); Fair Housing Services

This agency is the referral agency for the county and the other cities within the county for fair housing and discrimination related issues. The funding request of \$9,963 is the City's share of the county total based on its size and the effort required to provide service in Lodi. The amount requested is different for each city. The CHRB assists low/moderate income individuals subjected to housing discrimination through outreach and counseling, referrals, and mediation and conciliation services.

Senior Services Agency of San Joaquin County; Kitchen Facility Construction

The Senior Services Agency of San Joaquin County is attempting to complete the construction of a new kitchen facility which was begun in 1990 utilizing CDBG and other funds. They are requesting \$24,239 from Lodi as well as an amount from every other city it serves, through the preparation and distribution of bulk food to local service agencies.

San Joaquin County Food Bank; Surplus Food Distribution Services

The Food Bank is requesting \$2,957 from Lodi, as well as an amount from each city in the county that uses their Services. Surplus food collected from producers and distributors is warehoused by the agency until it can be sorted and donated to local city service agencies. The funds will be used for a part-time staff position, vehicle operations and maintenance, and office operations and warehouse utilities.

Consider Approving Staff Recommendation for 1993-94 CDBG Allocation
April 21, 1993
Page 3

Women's Center of San Joaquin County; Property Acquisition

The organization is requesting \$50,000 to be put together with other funding sources to purchase a house at 29 South Washington Street in Lodi. The house would be used as the permanent home for the agency which provides services to victims of domestic violence and sexual assault.

Staff is not recommending approval of the following proposals:

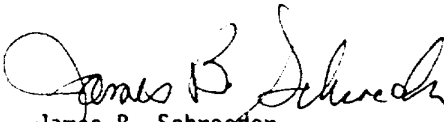
105 East Pine Street; Rehabilitation of Rental Units

Don Lipscomb had requested \$75,000 to assist with the completion of a rehabilitation project to create three (3) low/moderate income rental units in downtown Lodi. The funds were to be used for plumbing, electrical, finish carpentry, furnishings and fixtures.

Gang Alternative Project; Task Force

The newly formed Gang Task Force had requested \$20,000 for the intervention and prevention of gang related problems. The funds were to be used for a gang counselor and other office support costs.

FUNDING: Originally budgeted - 1993-94
FUND: Community Development Block Grant
ALLOCATION: \$499,455


James B. Schroeder
Community Development Director

JBS/EWV/cg

Attachments

Prepared by Eric W. Veerkamp, Community Development Block Grant Coordinator

City of Lodi Community Development Block Grant Program 1993-94 Proposed Entitlement

Project Title: Grant Administration

Amount Requested: Total of \$27,162.40

- Main component (admin.) \$22,162.40
- Sub-component (East side task force) \$5,000

Project Description:

A. Main Component: Grant administration involves the overall project management, coordination, and monitoring of activities funded under the CDBG program. These activities include:

1. Provide local officials and citizens with information about the program.
2. Prepare program budgets and schedules.
3. Monitor compliance with program requirements.
4. Develop and maintain agreements and contracts with sub recipients and contractors.
5. Prepare documents and other related documentation for submittal to HUD.
6. Respond to monitoring and auditing.
7. Evaluating program results.
8. Managing and supervising persons.

B. Sub-component; Lodi East Side Task Force Assistance: The east side task force will receive "administrative assistance" from the city in the form of help with various administrative items, including mailing costs, printing costs, photocopying costs, and other resources.

Project Eligibility:

- Main component: 24 CFR 570.206(a)
- Sub-component: 24 CFR 570.206(b)

Service Area Description:

Main component: Grant administration serves all projects in the city being funded under the program. To this end, the goals of the grant administration reflect the goals of the Housing and Community Development Act of 1974, i.e. the development of a viable urban community, including decent housing, a suitable living environment and expanded economic opportunity for persons with low and moderate income. Entire city is service area.

Sub-component: The task force will be concentrating their efforts on the city's east side, also the city's target area, which is the area exhibiting the most problems with blight, crime, code violations, etc.

Other sources of Funding: None

Funding in Subsequent Years:

As long as the program continues, so will the administration activities. It is unknown at this time whether the "administrative assistance" component of administration for the task force will continue.

1993-94 Proposed Entitlement

Project Title: Housing Rehabilitation Program

Amount Requested: \$200,000

Project Description:

The housing rehabilitation program is administered by the San Joaquin County Department of Building and Planning, Neighborhood Preservation Division. The program provides no interest or low interest loans to qualified applicants. The residence must be owner occupied and in need of substantial repair to meet housing and safety code standards.

Project Eligibility: This "Housing Rehabilitation" activity is eligible as per 24 CFR 570.202(a)(1) and meets HUD national objectives as per 570.208(a)(2)(i)(B).

Service Area Description:

The program defines the target area as the entire city; individuals are eligible on the basis of income.

Other sources of Funding: None

Funding in Subsequent Years:

Yes. The city has made a commitment to maintaining and preserving its older housing stock which also serves as affordable single-family housing. This is evidenced by the passage of Ordinance 1409 which rezoned the east side to R-1(single family-eastside). One of the purposes of this action was to preserve Lodi's stock of affordable singly-family housing.

The establishment of a revolving loan fund is further evidence of the City's commitment to the long term improvement of its older housing stock.

1993-94 Proposed Entitlement

Project Title: Low/Moderate Income and Senior Citizen Transportation

Amount Requested: \$5,000

Project Description:

The city proposes to continue providing travel vouchers through the Lodi Community Service Center to meet the needs of Lodi's low/moderate income and senior citizens utilizing the local Dial-a-Ride service. CDBG funding would enable qualified individuals to lead less restrictive, isolated lives and participate more fully in the services of the city.

Project Eligibility: This "Public Services" activity is eligible as per 24 CFR 570.201(e) or 570.204(c)(1) and meets HUD national objectives as per 570.208(a)(2)(i)(B).

Service Area Description:

Transportation services will be made available to all qualified residents in the city.

Other sources of Funding: None

Funding in Subsequent Years:

Yes. This program has been funded by the city for several years now and will continue to be funded as long as there is a need for Dial-a-Ride services.

1993-94 Proposed Entitlement

Project Title: Lawrence Park Restroom Replacement for Handicap Accessibility

Amount Requested: \$44,090.12

Project Description:

The existing restroom at Lawrence Park is not accessible to individuals with physical impairments and the construction of the building makes it difficult and impractical to expand it or rehabilitate it to accommodate handicapped persons. Therefore, it is being proposed to replace the structure with a prefabricated building which meets ADA requirements. All elements of the structure are pre-manufactured including, fixtures, wiring, finishes, etc. Field work will include slab foundation, and hook-ups to sewer, water, and electrical.

Project Eligibility:

This "Removal of Architectural Barrier" project is eligible as per 24CFR 570.201(k) and meets HUD national objectives as per 570.208(a)(2)(ii). Even though it is not located in a target area, the activity is considered eligible because it is designed to provide access for handicapped individuals, which are considered by HUD to be low/moderate income, to this public restroom.

Service Area Description:

Lawrence Park is located at the corner of Lockeford and Washington Streets and is available to all residents of the city.

Other sources of Funding: None

Funding in Subsequent Years:

No. The replacement of this structure is a one time project and will not be funded in future years.

1993-94 Proposed Entitlement

Project Title: Emerson Park Restroom Replacement for Handicap Accessibility

Amount Requested: \$56,175.93

Project Description:

The existing restroom at Emerson Park is not accessible to individuals with physical impairments and the construction of the building makes it difficult and impractical to expand it or rehabilitate it to accommodate handicapped persons. Therefore, it is being proposed to replace the structure with a prefabricated building which meets ADA requirements. All elements of the structure are pre-manufactured including, fixtures, wiring, finishes, etc. Field work will include slab foundation, and hook-ups to sewer, water, and electrical.

Project Eligibility:

This "Removal of Architectural Barrier" project is eligible as per 24CFR 570.201(k) and meet HUD national objectives as per 570.208(a)(2)(ii). Even though it is not located in a target area, the activity is considered eligible because it will benefit handicapped individuals, which are considered by HUD to be low/moderate income.

Service Area Description:

Emerson Park is located at the corner of Elm and Hutchins Streets and is available to all residents of the city.

Other sources of Funding: None

Funding in Subsequent Years:

No. The replacement of this structure is a one time project and will not be funded in future years.

Lodi Parks and Recreation Department

125 N. Stockton Street
Lodi, California 95240
Parks 333-6888 Recreation 333-6742

MEMORANDUM

To: Jim Schroeder, Community Development Director
From: Steve Virrey, Draftsman *SV*
Date: April 13, 1993
Subject: Contractors Contacted for Projects

The following is a list of contractors contacted for the new restroom facilities at Emerson and Lawrence parks, and the Lodi Lake office building.

Emerson, Lawrence Restrooms

David O'Keefe Co.
PO Box 457
Alamo, Ca 94507
Alex Tsitovich (510) 837-4440

Restroom Facilities Corp.
120 E. Woodland
Reno, Nevada 89523
Charles Kaufman (702) 746-5120

Meehleis Modular Buildings, Inc.
1303 E. Lodi Ave.
Lodi, Ca 95240
Chris Meehleis (209) 334-4637

Lodi Lake Office Building

Meehleis Modular Buildings, Inc.
1303 E. Lodi Ave.
Lodi, Ca 95240
Chris Meehleis (209) 334-4637

Alan Pre-Fab Building Co.
4500 Tidewater
Oakland, Ca 94601
John Brodsicick (510) 536-0555

SV:svr

1993-94 Proposed Entitlement

Project Title: Curb Replacement for Handicap Accessibility

Amount Requested: \$79,867.55

Project Description:

Lodi has developed a partial list of curbs in the city which have received a number of complaints about accessibility and is in the process of compiling an inventory. The city is proposing to replace as many of the curbs with ramped curbs as possible with the available funds. It is estimated that at approximately \$2,000 per ramped curb, the city will be able to replace about 40 curbs.

Project Eligibility:

This "Removal of Architectural Barrier" project is eligible as per 24CFR 570.201(k) and meets HUD national objectives as per 570.208(a)(2)(ii). While some curbs will be located in a target area and some will not, the activity is still considered eligible because it benefits handicapped individuals, which are considered by HUD to be low/moderate income.

Service Area Description:

Curbs anywhere in the city would be eligible under the project because of the inherent benefit to low/moderate individuals. It is expected that all or most of the ramped curbs will be in parts of the city which have the highest pedestrian use.

Other sources of Funding: None

Funding in Subsequent Years:

Maybe. If other funds for additional replacements do not become available between now and next year's allocation, it is possible that requests will be made in future years.

1993-94 Proposed Entitlement

Project Title: San Joaquin Community Housing Resource Board (CHRB), Fair Housing Services

Amount Requested: \$9,963

Project Description:

The CHRB is the sub recipient of these funds and is the referral agency for San Joaquin County and all cities within the county for fair housing and discrimination related issues. The CHRB assists low/moderate income individuals subjected to housing discrimination through outreach and counseling, referrals, and mediation and conciliation services.

Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and meets HUD national objectives as per 570.208(a)(2)(i)(B)

Service Area Description:

When individuals call the Housing Board, they are asked to provide information on their income, among other things, which is used to show that at least 51% of those being assisted are low/mod. income. While it is expected that the majority of clients are tenants, the service is available to anyone in the city.

Other sources of Funding: None

Funding in Subsequent Years:

Maybe. If the services rendered are not satisfactory, the city may go back to performing their own fair housing services.

1993-94 Proposed Entitlement

Project Title: Senior Service Agency of San Joaquin Co.; Kitchen Facilities

Amount Requested: \$24,239

Project Description:

The Senior Service Agency is a county-wide agency which serves the county by providing meals and other food products to seniors. The funds being requested will be used to complete the agency's new kitchen facilities at their headquarters in Stockton. Lodi's portion of the total request is proportional to the amount of food the city's service agencies receive.

Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(c) and meets HUD national objectives as per 570.208(a)(2)(i)(A)

Service Area Description:

It is presumed by HUD that the individuals benefiting from this program (seniors) are low/moderate income whether they are being served at the agency through congregate meals or in their home through "meals on wheels".

Other sources of Funding: None

Funding in Subsequent Years:

No. This allocation is in response to a one-time request and will not receive funding in the future.

1993-94 Proposed Entitlement

Project Title: San Joaquin County Food Bank

Amount Requested: \$2,957

Project Description:

The San Joaquin County Food Bank is a county-wide agency which serves the county by gathering, sorting, and distributing surplus food stuffs to local service agencies, who then make the food available to those in need. The funds being requested will be used for a part-time staff position, vehicle maintenance and operations, and office operations. Lodi's portion of the total request is proportional to the amount of food the city's service agencies receive.

Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and meets HUD national objectives as per 570.208(a)(2)(i)(A)

Service Area Description:

The service centers in Lodi which receive donated food from Good Samaritan serve families from Lodi and surrounding areas. Those benefiting from this program do come from all areas in the city and it is presumed by HUD that individuals receiving benefit from this program are inherently low/moderate income.

Other sources of Funding: None

Funding in Subsequent Years:

No. This allocation is in response to a one-time request and will not receive funding in the future.

1993-94 Proposed Entitlement

Project Title: Women's Center of San Joaquin Co. (Lodi office)

Amount Requested: \$50,000

Project Description:

The Women's Center is requesting funding which will enable them, when put with other funds from private sources, to purchase a property (house) at 29 S. Washington St. in Lodi, to be used as a permanent headquarters for the Lodi office. Activities such as telephone and in-person counseling, jobs assistance through a clothes closet, and a 24 hour crisis line will be operated out of the new headquarters.

Project Eligibility:

This "Acquisition" activity is eligible as per 24 CFR 570.201(a) and meets HUD national objectives as per 570.208(a)(2)(i)(A)

Service Area Description:

The Women's Center in Lodi services women, children, and families from Lodi and surrounding unincorporated areas of San Joaquin Co. as well as the City of Galt. The center estimates that approximately 70% of its clientele is in the low/mod. category.

Other sources of Funding:

The Center received an anonymous gift of \$25,000 which, put together with the allocation, will make available \$75,000 for the purchase. The seller is willing to negotiate price to meet the Center's budget.

Funding in Subsequent Years:

No. This allocation is in response to a one-time request and will not receive funding in the future.

RESOLUTION 93-53

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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA
APPROVING THE PROJECTED USE OF FUNDS FOR THE FISCAL YEAR 1993-94
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

=====

WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California is entitled to Community Development Block Grant (CDBG) funding as a participating City through the County of San Joaquin, an urban County, for Fiscal Year 1993/94; and

WHEREAS, the City Council of the City of Lodi, California has been made aware of the amount of CDBG funds available for the 1993/94 fiscal Program year; and

WHEREAS, the City of Lodi has held, with proper public notification, a public hearing at the regular Lodi City Council meeting of April 7, 1993 to receive comments and proposals from the public regarding the projected use of CDBG funds, and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important program requirements; and

WHEREAS, the City of Lodi, California has received public input regarding the proposed use of CDBG funds;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby recommend allocations to the projects as shown on the project summary, attached hereto as Exhibit A, in the amount of \$499,455.00.

Dated: April 21, 1993

=====

I hereby certify that Resolution No. 93-53 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 21, 1993 by the following vote:

Ayes: Councilmembers -

Noes: Councilmembers -

Absent: Councilmembers -

Jennifer M. Perrin
City Clerk

93-53

RES9353/TXTA.01V

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1993-94 CDBG Staff Recommendations
(w/ last minute changes)

Total Entitlement:	<u>\$499,455</u>
Administration: (approximately 50% of total time) (additional \$5,000 for East side task force assistance)	\$27,162.40
Housing Rehabilitation:	\$200,000
Dial-a-Ride Transportation:	\$5,000
Code Enforcement:	\$25,000
Lawrence Park restroom rehabilitation: Americans with Disabilities Act (ADA) compliance	\$44,090.12
Emerson Park restroom rehabilitation: Americans with Disabilities Act (ADA) compliance	\$56,175.93
Curb ramps: Americans with Disabilities Act (ADA) compliance	\$49,867.55
San Joaquin Community Housing Resource Board: Fair Housing services	\$9,963
Senior Service Agency of San Joaquin Co: Completion of kitchen facilities	\$24,239
San Joaquin County Food Bank: Surplus food distribution	\$2,957
Women's Center of San Joaquin Co.(Lodi office): Property acquisition	\$50,000
Gang Task Force Assistance	\$5,000

RESOLUTION 93-53
=====

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA
APPROVING THE PROJECTED USE OF FUNDS FOR THE FISCAL YEAR 1993-94
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California is entitled to Community Development Block Grant (CDBG) funding as a participating City through the County of San Joaquin, an urban County, for Fiscal Year 1993/94; and

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WHEREAS, the City of Lodi has held, with proper public notification, a public hearing at the regular Lodi City Council meeting of April 7, 1993 to receive comments and proposals from the public regarding the projected use of CDBG funds, and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important program requirements; and

WHEREAS, the City of Lodi, California has received public input regarding the proposed use of CDBG funds;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby recommend allocations to the projects as shown on the project summary, attached hereto as Exhibit A, in the amount of \$499,455.00.


Dated: April 21, 1993
=====

I hereby certify that Resolution No. 93-53 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 21, 1993 by the following vote:

Ayes: Councilmembers - Davenport, Mann, Sieglock, Snider and Pennino (Mayor)

Noes: Councilmembers - None

Absent: Councilmembers - None


Jennifer M. Perrin
City Clerk

93-53

RES9353/TXTA.02J

EXHIBIT A

1993-94 CDBG Staff Recommendations
(w/ last minute changes)

Total Entitlement: \$499,455

Administration: \$27,162.40
(approximately 50% of total time)
(additional \$5,000 for East side task force assistance)

Housing Rehabilitation: \$200,000

Dial-a-Ride Transportation: \$5,000

Code Enforcement: \$25,000

Lawrence Park restroom rehabilitation: \$44,090.12
Americans with Disabilities Act (ADA) compliance

Emerson Park restroom rehabilitation: \$56,175.93
Americans with Disabilities Act (ADA) compliance

Curb ramps: \$49,867.55
Americans with Disabilities Act (ADA) compliance

San Joaquin Community Housing Resource Board: \$9,963
Fair Housing services

Senior Service Agency of San Joaquin Co: \$24,239
Completion of kitchen facilities

San Joaquin County Food Bank: \$2,957
Surplus food distribution

Women's Center of San Joaquin Co.(Lodi office): \$50,000
Property acquisition

Gang Task Force Assistance \$5,000

1993-94 CDBG Staff Recommendations
(w/ last minute changes)

Total Entitlement:	<u>\$499,455</u>
Administration: (approximately 50% of total time) (additional \$5,000 for East side task force assistance)	\$27,162.40
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Women's Center of San Joaquin Co.(Lodi office): Property acquisition	\$50,000
Gang Task Force Assistance	\$5,000



THE LODI CHURCH COUNCIL
Lodi, California

April 16, 1993

TO: Mayor and City Council Members

This letter is to express support for the recommendation that \$50,000 of CDBG funds be granted to the Lodi Women's Center.

With gangs, drugs, and acts of violence fed and promoted by dysfunctional families, the need for help to families is crucial. The Women's Center can serve effectively as a helping agency for those experiencing abuse, family violence, and hopelessness.

The members of this council feel it is urgent that the Lodi Women's Center have the help they need to function in a permanent building.

Sincerely,

Rev. Paul R. Donavan
The Lodi Church Council
369-8305

1020 Bradford Circle
Lodi, California 95240

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April 15, 1993

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Honorable Mayor and Members of the Lodi City Council

JENNIFER M. PERRIN
CITY CLERK
CITY OF LODI

At the last City Council meeting there were many presentations made to the Council for Grant Funds and most were worthy of your serious consideration. I was particularly impressed with three of these requests, ie. \$20,000 for the Gang Task Force, \$50,000 for the Women's Center Lodi Branch, and the Eastside Improvement Association for support in code enforcement. You have the rare opportunity to take IMMEDIATE action on all of these requests if you would reallocate the \$149,000 that was not used by the Lodi Hotel project.

The request of the Gang Task Force and that of the Eastside Improvement group would utilize funds in a way that is not typical of past allocations of Grant Funds but TIMES ARE CHANGING. The difference is that these funds would be used to pay salaries rather than renovate a building. These would be temporary positions and provide a response to an URGENT need. To assist the code enforcement officer, the city could find a temporary employee to relieve him of his duties other than clearing his desk of complaints. With a backlog of 300 plus complaints this requires action NOW.

The Lodi Branch of the San Joaquin Women's Center is a most worthy recipient of your support. This group of volunteers was recognized as a Trophy Winner Golden Rule Award by the J. C. Penny Co. on 4/14/93 in a county wide competition. If others can recognize the value and accomplishments of this group in our city than how can the City Council do less.

I do not envy you your task in the allocation of grant funds but I do believe that you could solve some immediate needs by the expeditious reallocation of the funds from the hotel project.

Respectfully,


JAMES E. GRIFFITH

EXHIBIT A

1993-94 CDBG Staff Recommendations
(w/ last minute changes)

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Administration: (approximately 50% of total time) (additional \$5,000 for East side task force assistance)	\$27,162.40
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Gang Task Force Assistance	\$5,000